

17643-17681 TORRENCE AVE, LANSING, IL 60438



For more information, please contact:

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LANSING SQUARE

17643-17681 Torrence Ave, Lansing, IL 60438



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	1,500 - 2,400 SF
Lease Rate:	\$24.00 SF/yr (NNN)
Lot Size:	12.64 Acres
Year Built:	1990
Building Size:	46738 SF
Zoning:	Community Retail & Service B-2

PROPERTY HIGHLIGHTS

- 2 Retail Units Available 1500-2400 SF
- 2400 SF Unit - Former Champions BBQ with Hood installed.
- Excellently Anchored by Walmart, Planet Fitness, Kali Beauty & Chick-Fil-A
- One Block South of 80/94 & Torrence Ave Interchange
- Excellent Traffic Counts with 43,262 VPD on Torrence Ave
- 871 Parking Spots



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PROPERTY DESCRIPTION



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2 units available ranging from 1500-2400 SF in Walmart Outlot building now for lease in Lansing, IL. Excellently anchored with not only Walmart but with Planet Fitness and Kali Beauty on the backside of this Outlot building. Brand new Chick-Fil-A being built next door as well. The center is located one block off of the 80/94 & Torrence Ave Interchange. Excellent traffic counts with 43,262 VPD on Torrence Ave & 211,708 VPD on 80/94.

LOCATION DESCRIPTION

Lansing is a village in Chicago's south suburbs. It has a population of 28,000 (2022 US Census) and is part of Cook County. The village is conveniently located along Interstate-80/94 immediately east of the Interstate-94/294 interchange. This provides easy access to Downtown Chicago, Indiana, and the rest of Chicagoland. Cook County is located in Eastern Illinois along Lake Michigan. It has a population of 5,275,541 (2020). Chicago (Population: 2,746,388 (2020) is the county seat. It is the most populous county in Illinois and second most populous county in the United States

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ADDITIONAL PHOTOS



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SITE PLAN

Lansing Square

Lansing, Illinois



TENANTS

004	Chick-Fil-A (coming soon)	NAP
007	Eye Brow Threading	1,200
008	Available	1,500
009	Cricket Wireless	900
010	City Nails	2,700
011/013	Destiny Dental	3,300
014	Available - Former Champions BBQ	2,400
015	Total By Verizon	1,200
016	Quest Diagnostics	1,200
017	Charleys Philly Steak	1,200
018	Sharks Fish & Chicken	1,112
019	Kali Beauty	9,950
024	Planet Fitness	20,076
023	Walmart Supercenter	NAP

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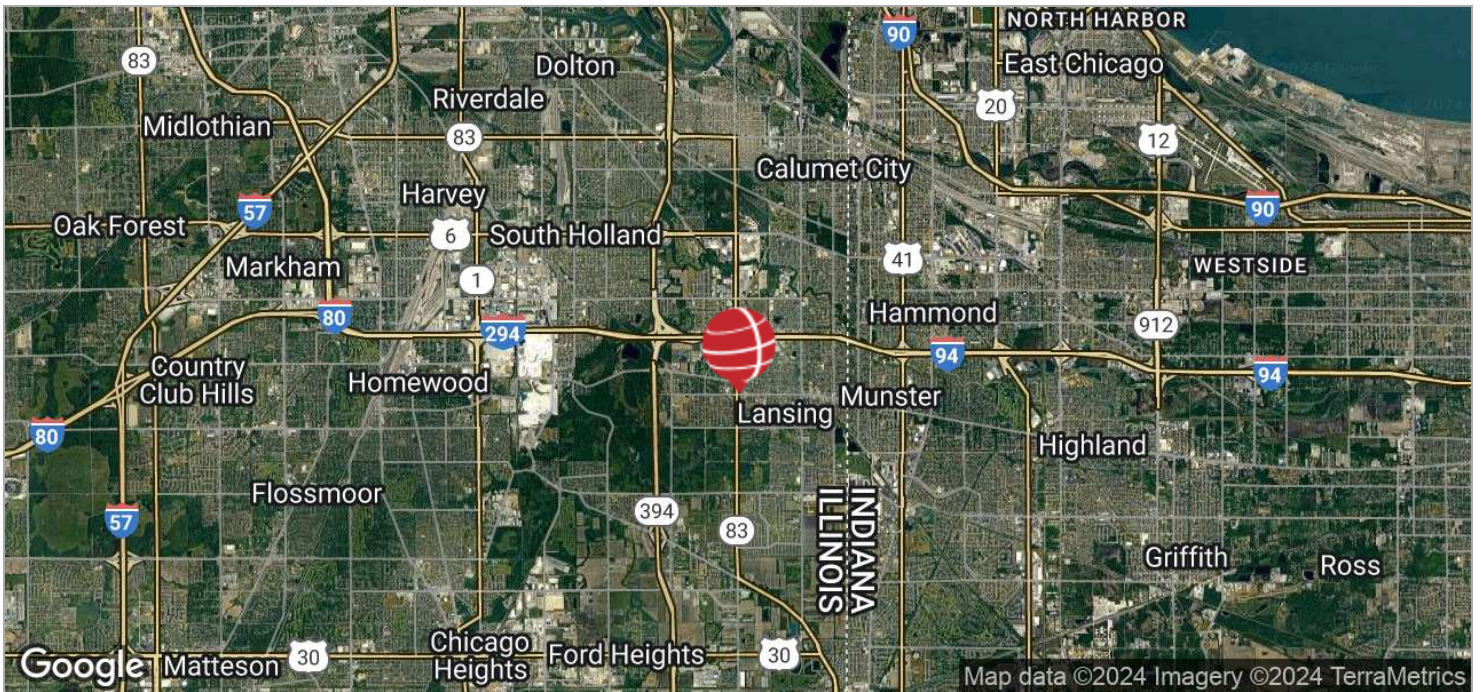
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LOCATION MAPS



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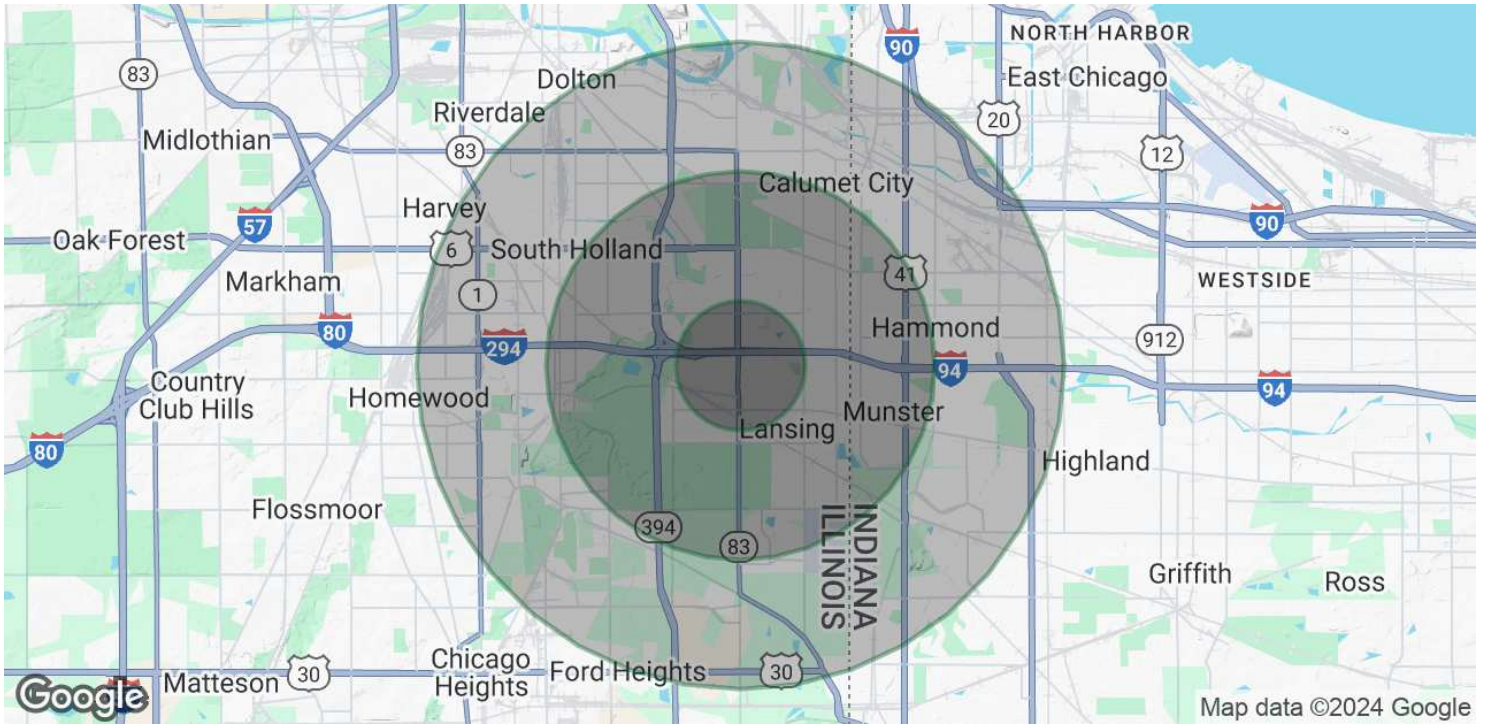
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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	9,070	87,538	230,080
Average Age	38.5	40.3	39.0
Average Age (Male)	37.7	38.2	36.5
Average Age (Female)	40.5	41.8	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,254	37,062	95,565
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$65,184	\$64,555	\$63,442
Average House Value	\$124,697	\$135,627	\$131,370

2020 American Community Survey (ACS)

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